

TOOELE CITY CORPORATION

ORDINANCE 2025-32

AN ORDINANCE OF TOOELE CITY COUNCIL AMENDING SECTION 7-9-2 OF TOOELE CITY CODE REGARDING THE PARKING OF RECREATIONAL VEHICLES.

WHEREAS, Utah Code §10-8-84 and §10-20-101 authorize cities to enact ordinances, resolutions, and rules and to enter other forms of land use controls they consider necessary or appropriate for the use and development of land within the municipality to provide for the health, safety, welfare, prosperity, peace, and good order, comfort, convenience, and aesthetics of the municipality; and,

WHEREAS, Tooele City Code Chapter 7-9 regulates recreational vehicles in Tooele City, and,

WHEREAS, the City Administration recommends amending Title 7 Chapter 9 Section 2 as shown in Exhibit A; and,

WHEREAS, the proposed amendments shown in red text in Exhibit A have been formulated by the City Attorney in cooperation with the Tooele City Police Department, which enforces RECREATIONAL VEHICLE code, in order to add provisions related to recreational vehicle accommodations at homeless shelter facilities; and,

WHEREAS, the proposed amendments serve to modernize, correct, supplement, and clarify Title 7, making Title 7 serve the best interests of Tooele City and the public; and,

WHEREAS, on February 11, 2026, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment, and voted to table the matter; subsequently, on March 11, 2026, the Planning Commission voted to forward its positive recommendation to the City Council, conditioned upon the inclusion of a requirement that the homeless shelter submit a report to the Tooele City Police Department (see Planning Commission Minutes attached as Exhibit B; see also blue text in Exhibit A); and,

WHEREAS, on April 1, 2026, the City Council convened a duly-advertised public hearing:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOELE CITY COUNCIL that

1. Tooele City Code § 7-9-2 is hereby amended as shown in Exhibit A (both red and blue text).

This Ordinance is necessary for the immediate preservation of the peace, health, safety, and welfare of Tooele City and its residents and businesses and shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this 1st day of April, 2026.

TOOELE CITY COUNCIL

(For)

(Against)

[Handwritten signature]

Melodi Atkins

Justin Brady

Clayton & Hannah

DA McCall

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

[Handwritten signature]

ATTEST:

Shilo Baker

Shilo Baker, City Recorder

SEAL



Approved as to Form:

Andrew Staag, Asst. City Attorney for

[Handwritten signature]

Matthew C. Johnson, City Attorney

EXHIBIT A

Proposed Amendments to TCC §7-9-2

CHAPTER 9. RECREATIONAL VEHICLES AND RECREATIONAL VEHICLE PARKS

7-9-1. Purpose.

7-9-1a. Definition.

7-9-2. Location and use.

7-9-3. Approval.

7-9-4. Recreational vehicle park development application.

7-9-1. Purpose.

To permit development of facilities for recreational vehicles in appropriate districts and to require that recreational vehicle accommodations will be of such character as to promote the objectives and purposes of this Title, to protect the integrity and character of the districts contiguous to those in which recreational vehicle parks are located, and to protect other use values contiguous to or near recreational vehicle park uses. (Ord. 83-05, 04-20-83)

7-9-1a. Definition.

“Recreational vehicle” means a vehicular unit other than a mobile home, primarily designed as a temporary dwelling for travel, recreational, or vacation use, that is either self-propelled or pulled by another vehicle. “Recreational vehicle” includes a travel trailer, a camping trailer, a motor home, a fifth wheel trailer, and a van. (Ord. 2010-14, 11-03-10)

7-9-2. Location and use.

(1) No recreational vehicle as herein defined shall be located, placed, used, or occupied for residential purposes in any district except within approved and licensed recreational vehicle parks and except as otherwise provided herein. Each person residing in a recreational vehicle in violation of this Section and each property owner permitting persons to reside in a recreational vehicle on the owner’s property is guilty of a class C misdemeanor. Each day of residence shall be a separate offense.

(2) Recreational vehicle parks shall be generally located:

- (a) Adjacent to or in close proximity to a major traffic artery or highway.
- (b) Near adequate shopping facilities.
- (c) Within or adjacent to a mobile home park.

(3) No individual space in a recreational vehicle park shall be used by one individual vehicle for more than thirty (30) consecutive days, nor shall such space be rented or leased to any one individual for a period longer than thirty (30) days.

(4) Recreational vehicles may be stored, but not used for permanent living quarters.

(5) Recreational vehicles may be stored, displayed, sold and serviced, but not used for living quarters, in a sales lot in a Commercial or Manufacturing district when

such use is a permitted or a conditional use.

(6) Recreational vehicles may be accommodated in an approved and licensed mobile home park, provided that:

(a) The recreational vehicle park portion of the development is separated by barriers, screens, or otherwise from the area of mobile homes.

(b) The recreational vehicle use area shall have direct access to a collector or arterial street.

(c) Separate ingress and egress shall be provided for recreational vehicles when required by the Planning Commission.

(7) Notwithstanding the foregoing provisions of this Section, in addition to recreational vehicle parks, recreational vehicles may be accommodated for up to two weeks in the parking lot of a homeless shelter facility that has paved parking available while services are being rendered. The two-week time period must consist of consecutive days, for up to 14 nights. Once accommodated, the same recreational vehicle shall not be accommodated again for 6 months. In addition, the homeless shelter:

a) Within 24 hours after the arrival of the recreational vehicle at the facility, must notify the Tooele City Police Department of the arrival date and time of the vehicle, the vehicle identification number, and that the facility intends to accommodate the vehicle within the meaning of this Subsection;

a)b) Must provide a meal a day to those staying in the recreational vehicle;

b)c) Must provide access to showers and bathrooms for those staying in the recreational vehicle;

e)d) May only allow two recreational vehicles at any given time;

d)e) Must not allow the accumulation of garbage, refuse, or unsightly or deleterious objects. The homeless shelter may be found in violation of any applicable City Code jointly and severally with any individuals responsible for the violations.

e)f) Will be responsible for the cost of an impound if mechanical failure occurs to the recreational vehicle.

f)g) May not allow any storage of any recreational vehicle for any purpose other than the one described in this Subsection (7).

Within the meaning of this subsection, a homeless shelter is a facility that provides temporary shelter for individuals experiencing homelessness operating 24 hours a day, 7 days a week. A homeless shelter is not an overflow shelter, micro-shelter community, correctional facility, behavioral health transition facility, psychiatric, or medical facility.

(Ord. 2010-14, 11-03-10); (Ord. 83-05, 04-20-83)

7-9-3. Approval.

A recreational vehicle park may not be constructed unless first approved by the Planning Commission and City Council, after review of plans for said park which satisfy the Commission that the proposed development will:

(1) Be in keeping with the general character of the district where it is proposed to be located.

(2) Be located on a parcel of land containing not less than five (5) acres, unless attached to a mobile home park, in which case no minimum area is required.

(3) Have at least ten (10) spaces completed and ready for occupancy before first occupancy permit is issued.

(4) Meet all requirements of the State of Utah Code of Camp, Trailer Court, Hotel, Motel, and Resort Sanitation Regulations which are intended to apply to trailer, camper, and ten camps as defined in such Code.

(5) Be designed by a professional architect, engineer or land surveyor.

(b) the proposed street and recreational vehicle space pad layout, with convenient means of vehicular and pedestrian access to recreational vehicles, parking areas and accessory buildings, including access for firefighting equipment, delivery trucks, and garbage trucks, as well as occupant's automobiles;

(c) tabulations showing the percent of area to be devoted to parks, playgrounds and open space, the number of trailer spaces and total area to be developed;

(d) proposed location, number, and design of parking spaces and accessory buildings;

(e) a generalized landscaping and utility plan, including location of water, sewer, electricity, gas lines, and fire hydrants;

(f) any other data the city engineer or planning commission may require.

(2) Applications for approval shall be in writing, submitted to the planning commission.

(3) It shall be the duty of the city engineer to investigate and examine all such premises to determine that licenses or keepers thereof have complied with the provisions of this Code.

(4) Every licensee of such premises shall keep a daily register of all guests or tenants of such premises. The register shall be available at all times and for one year thereafter for inspection by Tooele City.

(5) After the installation of all required improvements and service facilities in accordance with specifications as indicated by a statement from the city engineer, and upon the payment of a fee as per an adopted schedule, which fee shall be effective for the balance of the calendar year in which it is issued, the city recorder shall issue a license to operate a recreational vehicle park.

(6) Upon the recommendation of the city engineer,

(6) Contain not more than twenty (20) units per acre. The spaces may be clustered, provided that the total number of units does not exceed the number permitted on one (1) acre, multiplied by the number of acres in the development. The remaining land not contained in individual trailer spaces, roads or parking, shall be set aside and developed as park, playground, or service areas for the common use and enjoyment of occupants of the development and of visitors thereto. (Ord. 83-05, 04-20-83)

7-9-4. Recreational vehicle park development application.

(1) An overall plan for development of a recreational vehicle park shall be submitted to the planning commission for review. The plan shall be drawn to a scale not smaller than one inch to 50 feet. At least six copies of the plan shall be submitted. The plan shall show:

(a) the topography of the site, when required by the planning commission, represented by contours shown at not greater than two foot intervals; and after a hearing and due cause shown at such hearing, the city council may refuse to grant any license under this Chapter and may revoke any license theretofore issued. It shall be unlawful for any person to operate any recreational vehicle park after the revocation of the license; provided, that all applicants or licensees shall be given a reasonable notice of any hearing as specified in this Chapter.

(7) The City is hereby authorized to make and to adopt such written regulations as may be necessary for the proper enforcement of the provisions of this Chapter provided, that such regulations shall not be in conflict with the provisions of this Chapter, and the penalty for violation of the provisions thereof shall be the same as the penalty for violation of any provisions of the Code.

(8) The license to conduct or maintain a recreational vehicle park shall be conspicuously displayed in the recreational park office located upon the premises.

(9) The dimensions and improvement specifications of recreational vehicle parks shall be as follows:

(a) Each recreational vehicle space shall be not less than 1,250 square feet in area and shall be at least 25 feet wide. All spaces shall be clearly marked and shall be accessible from all sides. Only one recreational vehicle shall be parked in one recreation vehicle space.

(b) The minimum spacing between recreational vehicles and between recreational vehicles and buildings shall be as follows:

(i) side-to-side spacing, 15 feet;

(ii) end-to-end spacing, ten feet.

(c) No recreational vehicle shall be located closer than 25 feet from the right-of-way line of a street or highway nor closer than ten feet from the recreational

vehicle park boundary.

(d) All roads within the recreational vehicle park shall be at least 20 feet wide, exclusive of parking space, and shall be continuous.

(e) Each recreational vehicle space shall be provided with parking space of not less than 200 square feet for at least one vehicle, exclusive of roadways.

(f) Walks of not less than three feet in width shall be provided from the entrance exclusive of roadways.

(g) In any recreational vehicle park designed for, or licensed to permit, one or more dependent recreational vehicles, service buildings shall be provided within 200 feet from any such recreational vehicle space as follows:

(i) There shall be separate men's and women's toilet rooms, distinctly marked and separated by a sound-resistant wall. A vestibule or screen shall be provided to prevent direct view into toilet rooms when exterior doors are open.

(ii) For each ten dependent recreational vehicles or fraction thereof, there shall be:

(a) one laundry tray or washing machine;

(j) Fly-tight and rodent-tight containers of not less than 20 gallons capacity shall be provided and maintained for each recreational vehicle space.

(10) Utilities, including culinary water, sewage electricity, shall be available to each recreational vehicle space. (Ord. 94-56, 01-31-95); (Ord. 88-18, 07-06-88); (Ord. 83-05, 04-20-83)

(b) for men, one water closet, but urinals may be substituted for one-third of the number of required water closets; one lavatory or wash basin; one bathtub or shower; one sink with hot and cold running water;

(c) for women, one water closet; one lavatory or wash basin; one bathtub or shower; one sink with hot and cold running water;

(iii) All water closets and bathtubs for women and water closets and bathtubs for men shall be located in separate compartments. Gangtype shower compartments may be used for men. The room containing the laundry units shall be separated from the toilet rooms and have an exterior entrance only.

(iv) Heating facilities capable of maintaining a temperature in the service buildings of 70 degrees Fahrenheit in cold weather shall be provided.

(h) Hot water facilities capable of maintaining a continuous supply of two to three gallons of 180 degrees hot water per trailer shall be provided.

(i) Mechanical laundry drying equipment or laundry drying yards of at least 50 square feet per recreational vehicle space shall be provided.

(January 12, 2011)

7-9.3

EXHIBIT B

Planning Commission Minutes March 11, 2026

Tooele City Planning Commission
Business Meeting Minutes

Date: February 25, 2026

Time: 7:00 p.m.

Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

Planning Commissioners Present:

Melanie Hammer

Chris Sloan

Jon Proctor

Amanda Cordova

Tyson Hamilton

Weston Jensen

Kelley Anderson

Sarah Faircloth, Alternate

Excused:

Frank Linford, Alternate

Council Member Liaisons:

Dave McCall

Jon Gossett, Excused

Ed Hansen, Excused

Staff Present:

Andrew Aagard, Community Development Director

Anna Anglin, City Planner

Matt Johnson, City Attorney

Chief Adrian Day

Angela Valdez, IT Intern

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

Chairman Hamilton called the meeting to order at 7:00 p.m.

2. **Roll Call**

Melanie Hammer, Present

Chris Sloan, Present

Jon Proctor, Present

Amanda Cordova, Present

Sarah Faircloth, Present

Weston Jensen, Present

Kelley Anderson, Present

Tyson Hamilton, Present

3. **Recommendation on a proposed text amendment to Tooele City Code 7-9-2; Recreational Vehicles and Recreational Vehicle Parks, regarding the accommodation of recreational vehicles in parking lots**

of non-profit 501-c3 organization whose purpose is to assist persons who are unhoused (tabled from February 25, 2026 Planning Commission Meeting).

Mr. Aagard reminded the Planning Commission that the proposed ordinance has been discussed over the course of three meetings. At the previous meeting, the item was tabled to allow time for additional information and revisions. Edits to the ordinance were made by Chief Day and the City Attorney, and those updates were included in the meeting packet, with the City Attorney's changes highlighted. Mr. Aagard indicated the item is now ready for a recommendation from the Planning Commission so it can proceed to the City Council.

Chief Day reviewed the revisions and explained that Commissioner Linford had suggested implementing a reporting system whenever an RV is staying at the facility. This would allow staff to track the two-week stay limit more effectively rather than relying on visual monitoring. Facility staff indicated they are willing to provide notifications when RVs are present. Chief Day also noted that the ordinance allows for a maximum of two recreational vehicles at any given time and discussed the possibility of monitoring repeat use within a six-month period.

Chief Day considered an alternative location behind the facility near the Tooele County Housing Authority parking area; however, he stated he could not recommend placing RVs there because it is less visible and does not have camera coverage. He explained that keeping RVs in the front area allows for better visibility and monitoring, which can help prevent issues that may arise when areas are out of sight.

During Planning Commission discussion, planning commissioners clarified that the proposal allows for two RV spaces rather than three. Planning Commissioners also asked about language in the ordinance referencing a 501(c)(3) designation; Mr. Aagard explained that the version including that language was part of the original document and that the updated versions in the packet had removed it.

Planning Commissioners discussed additional considerations, including the timeframe for RV stays, screening or visibility of the RVs from neighboring properties, and whether licensing and insurance requirements would be enforced. Chief Day explained that licensing and registration are generally not enforced on private property, though they are enforced on public rights-of-way and city property. He reiterated that he prefers the RVs remain visible rather than screened to allow for better oversight and safety monitoring.

Motion: Commissioner Sloan moved to approve a positive recommendation to the City Council for recreation vehicles location and use amendment. The request by Tooele City for the purpose of amending Tooele City Code 7-9-2 recreational vehicles and recreational vehicle parks to limit the use of recreational vehicles for temporary housing. Commissioner Cordova seconded the motion.

Commissioner Sloan clarified that his motion did not include the final line referencing the requirement for a nonprofit 501(c)(3) recommendation. Commissioner Cordova indicated agreement with the motion as clarified.

Commissioner Anderson asked whether the motion could be amended to include a requirement that a report be submitted to the City Police Department. Commissioner Sloan and Commissioner Cordova accepted the amendment to the motion.

The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye", Commissioner

Proctor, “Aye”; Commissioner Cordova, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton “Aye”. Motion passed 7-0.

4. **Public Hearing and Decision on a Conditional Use Permit request by Suzanne Jameson representing Buy Right Enterprise to authorize the use of “Automobile Sales and Rental” to occur at the property located at 397 N Main Street in the GC General Commercial zoning district on .26 acres.**

Miss England presented information regarding a proposed second location for the enterprise at the southwest corner of Main Street and 400 North. Their first location, near City Hall, has been in operation for approximately five years. The existing commercial property under consideration has previously been used for various commercial activities, most recently an auto glass repair and sales business, and has been vacant since. The property is considered a legal nonconforming use under city code, allowing it to continue operations as long as no structural or site changes are made.

Staff outlined several recommended conditions of approval. Any new site lighting must be cabinet-style and directed onto the property to avoid impacting neighboring residential areas. Ancillary activities such as car detailing or interior cleaning may be allowed, but the property is not approved as a full auto repair shop or car wash unless proper water rights and code requirements are met. The site must retain the existing accessible parking stall and provide a minimum of three off-street customer parking spaces in convenient locations near the building entrance.

Staff then presented visual references of the property, including bay doors for potential auto detailing

Chairman Hamilton opened the public hearing at 7:18 p.m.

Lorraine Mascarenes, a resident directly west of the proposed site, expressed concerns regarding the new lighting and site maintenance. She asked whether the lighting would be on timers and how bright it would be, noting that it could affect the four bedrooms on the west side of her home. She also raised concerns about the grassy areas around the property, asking if they would be properly maintained as grass rather than weeds, and noted past issues with overgrown weeds and potential fire hazards during events such as the Fourth of July.

Juanita Talas, a resident at 391 North Main located directly behind the proposed site, expressed concerns about access and safety. She noted that the proximity of the building to her property, combined with a bus stop in front, raises the potential for vehicle or pedestrian accidents. She also stated that she declined a request from the applicant to use her driveway for parking.

Kip Mautner, a resident owning two houses just north on 400 North, expressed concerns about parking and traffic. He noted that if the proposed site does not provide adequate on-site parking, vehicles may park on nearby streets, making it difficult for residents to access their driveways. He referenced previous issues with a former auto glass business at the location, which had limited the number of cars on-site, and emphasized that traffic and congestion remain his primary concerns.

Cameron Shewmake, a resident living in the same house as Juanita Talas, expressed concerns regarding parking and lighting. He noted the need for at least one open parking space to accommodate his elderly grandfather and visiting therapists who provide daily care and physical therapy. He also expressed concern that the proposed site lighting could shine into his and his grandfather’s bedrooms, potentially affecting their ability to sleep. These were his primary concerns regarding the proposed site.

Karen Mautner, a resident of the two houses on the north side of 400 North, expressed concerns regarding the hours of operation and parking for the proposed site. She asked about the days and times the business would be open and how many cars would be allowed on-site, noting that insufficient parking could result in vehicles being parked on the street, making it difficult for residents to access their homes.

Seeing no other members of the public coming forward. Chairman Hamilton closed the public hearing at 7:26 p.m.

Miss England, addressed questions regarding the proposed second location in the absence of the applicant. Commissioners and staff discussed conditions to mitigate impacts on neighboring properties, including exterior lighting, safety, fencing, hours of operation, and parking. Downward-directed lighting was required, and staff suggested additional measures such as timers, warmer light temperatures, and dark-sky compliance to reduce intrusion into neighboring residences. Signage would be required to prevent vehicles from blocking driveways, and code enforcement would address weeds at the rear of the property; landscaping could not be mandated.

Ms. Anglin noted the property has existing nonconforming rights, and the use as a car dealership is allowed. Steel fencing exists, but opaque fencing could be required for additional screening. Planning Commissioners discussed hours of operation and agreed the site would operate only during normal business hours, with the potential to extend an hour after dark. Parking was a primary focus; all parking must remain on-site, and vehicles cannot block driveways, sidewalks, or public right-of-way. The lot can accommodate the required three customer parking spaces, including one accessible stall, and the grassy or landscaped areas cannot be used for vehicle display. Planning Commissioners also discussed vehicle placement within the lot to ensure safe access and circulation.

The discussion concluded that these measures would address safety, lighting, parking, and neighborhood impacts while maintaining compliance with the city's nonconforming use regulations.

Councilman McCall raised a concern regarding lighting at the proposed site, noting that car dealerships are typically well-lit. He asked whether a condition could be added to ensure that exterior lighting is directed onto the vehicles and the property, but away from neighboring homes, to minimize impacts on adjacent residents. Ms. Anglin confirmed that the current lighting plan points toward the dealership property, and a condition could be added to maintain that orientation.

Before making his motion, Commissioner Sloan explained that he was struggling with the decision. He noted for the public in the audience, that conditional use permits are narrowly focused and can only be denied if there is a concern that cannot be mitigated. Since he felt solutions existed to address the potential impacts, he indicated he would proceed with making the motion.

Motion: Commissioner Sloan moved to approve the Conditional Use Permit request by Suzanne Jameson to authorize the use of automobile sales and rental at the subject property, Application #202612, based on the findings and subject to the conditions listed in the staff report dated March 5, 2026. He emphasized condition number one as recommended by staff: all new site lighting installed on the building shall use cabinetry or be designed to direct light downward onto the site. All site lighting installed around the perimeter of the property shall also be directed downward, away from neighboring residences. An additional condition prohibits off-site parking; no parking will be allowed on any of the streets surrounding the site. Landscaping areas must be maintained in conformance with Tooele City ordinance. Finally, the number of vehicles displayed on-site shall be limited to ten, which includes cars for sale and does not include customer vehicles. Commissioner Proctor seconded

the motion.

Commissioner Sloan advised residents that if anyone is parking in their right of way Tooele City Police should be called as it is in violation of the conditional use permit.

The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Cordova, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton "Aye". Motion passed 7-0.

5. **City Council Reports**

Councilman McCall provided an update regarding the recent City Council Meeting. There was discussion on a proposed amendment to Tooele City Code 7-4-7, which addresses parking limitations in residential zoning districts, including front-yard, side-yard, and back-yard parking. He noted that the amendment is intended to clarify what types and amounts of parking are allowed, whether areas need to be paved or landscaped, and to address ongoing issues with overcrowded residential parking, including multiple vehicles in yards and on streets. Councilman McCall highlighted that the amendment is a response to observed problems in the community and that the Planning Commission will review it at the next meeting. He emphasized that the discussion stems from broader challenges such as housing affordability and residents storing vehicles due to limited space.

6. **Review and Decision – February 25, 2026 Planning Commission Meeting Minutes.**

There were no corrections to the minutes

Motion: Commissioner Proctor moved to approve February 25, 2026 Planning Commission Meeting Minutes. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Cordova, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton "Aye". Motion passed 7-0.

7. **Adjourn**

Commissioner Hammer motioned to adjourn. Time of adjournment was 7:50 p.m.

Note: The content of the minutes is not intended, nor submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this _____ day of March, 2026

Tyson Hamilton, Tooele City Planning Commission Chair